

## MEMORANDUM

June 3, 2015

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
Debra Kalish, Senior Assistant City Attorney  
Marcy Cameron, Historic Preservation Planner  
James Hewat, Senior Historic Preservation Planner  
Angela Smelker, Historic Preservation Intern

**SUBJECT:** Public hearing and consideration of issuance of a demolition permit for the house located at **1420 Bluebell Ave.**, a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2015-00050).

### STATISTICS:

1. Site: 1420 Bluebell Ave.
2. Date of Construction: 1952
3. Zoning: RL-1 (Residential Low)
4. Lot Size: 11,890 sq. ft.
5. Applicant/ Owner: John and Denise Frontczak

### STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board issue a stay of demolition for the building located at 1420 Bluebell Ave., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, in order to further explore alternatives to demolishing the building, and adopt the staff memorandum with the findings listed below as the findings of the Board.*

Staff encourages the applicant to consider landmark designation and the incorporation of the building into future redevelopment plans for the site. A 180-day stay period would expire on Oct. 19, 2015.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff recommends that prior to demolition the following be submitted to CP&S staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property; and

2. Color medium format archival quality photographs of the interior and exterior of the house and shed.

### **EXECUTIVE SUMMARY:**

On Feb. 26, 2015, the Community Planning and Sustainability Department received a demolition permit application for the house at 1420 Bluebell Ave. The property is not in a historic district nor locally landmarked, but is over 50 years old. The action proposed meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981. On March 11, 2015, after consultation with the Landmarks Design Review Committee (Ldrc), staff referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the property may be eligible for designation as an individual landmark.”

### **PURPOSE OF THE BOARD’S REVIEW:**

Pursuant to section 9-11-23(d)(1), B.R.C. 1981, demolition requests for all buildings over fifty years old and built after 1940 require review by the City Manager (or her designee, city staff). If, during the course of its review, staff determines that there is “probable cause to consider the property may be eligible for designation as an individual landmark,” the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing. The public hearing must take place within the 75 days from the date the completed application was accepted by the city manager. Sec. 9-11-23(f), B.R.C. 1981.

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager April 22, 2015, when the Landmarks Board fee was paid) and expire on Oct. 19, 2015. Section 9-11-23 (g) and (h), B.R.C. 1981.

### **DESCRIPTION:**

The property at 1420 Bluebell Ave. is located on the south side of the street between 13<sup>th</sup> and 15<sup>th</sup> Streets in the Bellevue Park Replat Subdivision on a 11,890 sq. ft. lot.



Figure 1. Location Map showing 1420 Bluebell Ave. The Floral Park Historic District, located a block to the east, is shaded in purple.



Figure 2. North Façade, 1420 Bluebell Ave., 2015

Constructed in 1952 and based on plans featured in an issue of *Better Homes & Gardens*, the one-story, brick Prairie Ranch house is asymmetrical in its design. It combines a side-gable low pitched roof with a projecting flat roof carport (later converted to a garage)

and features clerestory windows above the recessed entry. A horizontal band of windows is located on the eastern portion of the façade, with six square-fixed panes. Exterior materials include brick and vertical wood cladding.



*Figure 3. West Elevation, 1420 Bluebell Ave., 2015*

The west elevation has a single three-light opening near the intersection of the projecting shed roof and the flat roof portion of the building. A simple wood fascia board defines the top of the masonry wall. The 1953 tax assessor photograph shows a wider, horizontal window opening of the west wall of the now-enclosed carport. Now constructed of brick, the west wall of the carport appears to have been constructed of concrete block.



*Figure 4. Close-up of 1953 Tax Assessor Card*





*Figure 5. South Elevation (rear), 1420 Bluebell Ave., 2015*



*Figure 6. South Elevation (rear), 1420 Bluebell Ave., 2015*

The south (rear) elevation is comprised almost entirely of glass with a large overhanging eave extending south over the rear elevation. Asymmetrical openings include both single-pane fixed windows and door openings. Wood board and batten cladding surrounds the window openings while a wide, rectangular brick chimney is located at the west end of the house.



*Figure 7. East Elevation, 1420 Bluebell Ave., 2015*

The house is built into the grade, which slopes to the east and south. The east elevation is two stories in height, with openings on the first level only. A centrally located solid door is flanked by large window openings with brick sills. The windows appear to have a fixed central and clerestory panels flanked by operable casements. See Attachment A: Current Photographs.

The house appears to be in relatively intact to its original construction. Building permit records indicate that the only change to the exterior of the house was the enclosure of the carport into a garage in 1993. A free-standing garage, located at the southwest corner of the property, was constructed in 1996 and is not part of the demolition permit application review. A 6 ft. fence enclosing the rear yard was constructed in 1996.





*Figure 8. Accessory building was constructed in 1996 and is not part of this demolition permit application.*



*Figure 9. Tax Assessor Photo of 1420 Bluebell, 1953.*

The house was featured in Historic Boulder's "Landmarks of the Future" tour in 1996 and was recognized as a Structure of Merit by the Landmarks Board at the request of the owners the same year. The tour featured six houses representing several different architectural styles and periods within the Flatirons neighborhood, generally located between Baseline Rd. and King Ave. and between 15<sup>th</sup> St. and 20<sup>th</sup> St. The description of 1420 Bluebell Ave. is as follows:

*Built in 1952, the prairie ranch at 1420 Bluebell looks as though it was built yesterday. The only change, the carport is now a garage. Featured in the May, 1952, issue of Better Homes & Gardens, this still-modern house was designed by*

*Ephraim Hatch. Interior construction is masonry, post and beam. Parallel outer hallways and low interior walls increase openness. Southwest windows provide magnificent views of the Flatirons. Maintaining the house's integrity, current owners Dave and Debi Furay have added their own touches. Refinished, original Youngstown cupboards look new. Gentle touches of color allow the sun-splashed natural beauty of this house to shine through.<sup>1</sup>*

*See Attachment B: Landmarks of the Future Brochure.*



*Figure 10. Drawing of 1420 Bluebell from Historic Boulder, Inc.'s "Landmarks of the Future" 1996 Tour Pamphlet.*

At the owners' request, the house was recognized in 1996 by the Landmarks Board as a Structure of Merit. The Landmarks Board recognizes buildings and sites that have architectural and/or historic merit as Structures of Merit. Properties are either nominated by the property owner or by the Landmarks Board. Structure of Merit recognition is honorary and does not provide protection or regulation. *See Attachment C: Structure of Merit Records.*

## **PROPERTY HISTORY**

The house at 1420 Bluebell Ave. was constructed in 1952 and has only had three owners. Robert and Christine Reinke owned and resided in the house from 1952 until 1992. Dave and Debi Furay owned and resided in the house from 1992 until 1997 and the current owners, John and Denise Frontczak, purchased the house in 1999. *See Attachment D: Deed and Directory Research.* In 1996, the Furay's requested that the house be recognized as a Structure of Merit. *See Attachment C: Structure of Merit Records.*

## **Robert and Christine Reinke**

Robert. Reinke was a graduate of Crane Technical High School in Chicago, the University of Illinois and worked as a chemist for the Dow Chemical Company in Midland, Michigan from 1936 to 1952. In 1952 he moved to Boulder, to work as a spectroscopist for Dow at the Rocky Flats nuclear weapons plant from 1952 to 1979. Reinke published articles in the *Chemical Engineering News*, was active in the Boulder Lions Club and the Society for Applied Spectroscopy, and was a 50 year member of the

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<sup>1</sup> "Landmarks of the Future: Evolution of a Neighborhood." Historic Boulder, Inc. 1996



American Chemical Society. Robert died in 1988. Little is known about Christine Reinke, other than she was born about 1917 in Pennsylvania.

The Reinkes purchased a set of plans for a house designed by Utah architect Ephraim Hatch. The original model for the house was built in Provo, Utah and was featured in the May 1952 issue of *Better Homes & Gardens*. The Reinkes apparently adapted and refined Hatch's plans to meet local conditions and incorporated ideas from their previous house in Michigan, which had been designed by prominent architect Alden Dow in 1941. Both Ephraim Hatch and Alden Dow were influenced by the designs of Frank Lloyd Wright, as reflected in the building's low horizontal form, integration into its site, and the integration of indoor and outdoor space.

### **Ephraim Hatch**

Ephraim Hatch was born in Woods Cross, Utah in 1920. In the 1930s, his family moved to Provo, Utah, to farm. During World War II, Hatch worked as a draftsman for Boeing Aircraft before enlisting in the Navy and deploying to the North Pacific during World War II. Following the war, Hatch was involved in the cabinet business and soon after began designing and building houses in Provo. A biographical record of Hatch recounts the fact that "one of his homes was selected by Better Homes and Gardens to represent contemporary homes in the mountain states area."<sup>2</sup> It is unknown how many houses Hatch designed in Provo, but biographies of Hatch suggest that he is more well-known as a longtime employee for the Brigham Young University Campus Planning Department where he had a hand in designing some of the campus buildings in Provo. He also did work on Ricks College and helped design a chapel at the Provo State Hospital. Hatch retired from BYU in 1982 and passed away in 2013.



Figure 11. Ephraim Hatch (left), undated and an advertisement (left) in the Provo *Daily Herald*, March 4, 1953.

<sup>2</sup> Biographical History of Ephraim Hatch. *BYU Harold B. Lee Library*, [https://search.lib.byu.edu/byu/record/ead.UPB\\_MSS6688?holding=zhyzxviyzuv92bxh&t\\_rnum=2&t\\_query=ephraim+hatch](https://search.lib.byu.edu/byu/record/ead.UPB_MSS6688?holding=zhyzxviyzuv92bxh&t_rnum=2&t_query=ephraim+hatch).

### **Alden Dow**

Alden D. Dow (1904-1983) was the son of Herbert Henry Dow, founder of the Dow Chemical Company. After studying engineering at the University of Michigan, Dow transferred to Columbia University where he received a degree in architecture in 1931. Dow's biography on the Modern Michigan's website ([www.michiganmodern.org](http://www.michiganmodern.org)) summarizes his career:

"Upon graduation from architecture school, Dow began working for the architectural firm of Frantz and Spence in Saginaw, Michigan. After a year and a half with that firm, Dow and his wife relocated to Spring Green, Wisconsin, where he worked as an apprentice to Frank Lloyd Wright in the Taliesin studio. Dow returned to Midland, Michigan, in 1934 and opened his own architectural practice, which grew until the firm was incorporated as Alden B. Dow, Inc., in November 1941. During these years Dow designed over 60 residences in Midland, in addition to civic, commercial, ecclesiastical, and educational buildings. He designed many new buildings and remodeled existing interior spaces for the Dow Chemical Company; he also designed many smaller commercial buildings, including a flower shop and a filling station with car wash. Dow designed several buildings for college and university campuses in Michigan over the course of his career, including Alma College, Delta College, Hillsdale College, the Interlochen Academy of the Arts, Wayne State University, and the University of Michigan."<sup>3</sup>



Figure 11. Alden B. Dow, undated, [www.abdow.org](http://www.abdow.org).

Dow was made a Fellow of the American Institute of Architects in 1957, and was granted an honorary degree of Doctor of Architecture from the University of Michigan in 1963. In 1983, the State of Michigan named Dow as its Architect Laureate. Dow died the same year. The Alden B. Dow Home and Studio in Midland, Michigan is designated a National Historic Landmark. In 2004, the Reinke House in Midland, Michigan and six of

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<sup>3</sup> Alden Dow. Michigan Modern. <http://www.michiganmodern.org/designers/alden-b-dow>

Dow's other houses were listed on the National Register of Historic Places as part of the *Residential Architecture of Alden B. Dow in Midland, Michigan, 1939-1941*.

The Reinke House, located at 33 Lexington Court in Midland, Michigan, was designed in 1941 while Reinke was employed at Dow Chemicals. The Reinke House is a single-story house with stucco walls, large windows, overhanging eaves, and a low pitched hipped roof.<sup>4</sup>



Figure 12. Photo of the Reinke house at 33 Lexington Ct., Midland, Michigan, undated.

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#### **CRITERIA FOR THE BOARD'S DECISION:**

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board "shall consider and base its decision upon any of the following criteria:

- (1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

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<sup>4</sup> "Robert C. and Christine Reinke House," *Michigan Modern: Design that Shaped America*.  
<http://www.michiganmodern.org/buildings/robert-c-and-christine-reinke-house>

In considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (f)(3) and (f)(4)..., the board may not consider deterioration caused by unreasonable neglect.

As detailed below, staff considers this property may be eligible for designation as an individual landmark.

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## **CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY**

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975.

See Attachment F: Individual Landmark Significance Criteria

## **HISTORIC SIGNIFICANCE:**

**Summary:** The house located at 1420 Bluebell Ave. has historic significance under criteria 1 and 4.

**1. Date of Construction:** 1952

**Elaboration:** Tax assessor and building permit records indicate the house was constructed in 1952.

**2. Association with Persons or Events:** Mr. and Mrs. Robert C. Reinke

**Elaboration:** Robert C. Reinke, original owner of the house, was a graduate of Crane Technical High School in Chicago and the University of Illinois. He worked as a chemist for Dow Chemical Company in Midland, Michigan from 1936 to 1952 and as a spectroscopist for Dow at the Rocky Flats nuclear weapons plant from 1952 to 1979. Reinke published articles in the *Chemical Engineering News*, was active in the Boulder Lions Club and the Society for Applied Spectroscopy, and was a 50 year member of the American Chemical Society.

**3. Development of the Community:** The house at 1420 Bluebell Ave. represents Boulder's post-World War II development, when many scientists and researchers moved to the area to work at national organizations including the National Bureau of Standards (now NIST), the University of Colorado, Dow Chemical and later the National Center for Atmospheric Research.

**4. Recognition by Authorities:** Structure of Merit

**Elaboration:** At the owners' request, the house was recognized as a Structure of Merit by the City of Boulder in 1996. The Structure of Merit recognition is an honorary program that recognizes buildings and sites with historic and/or architectural merit.



## **ARCHITECTURAL SIGNIFICANCE:**

**Summary:** The house located at 1420 Bluebell Ave. has architectural significance under criterion 1 and 2.

**1. Recognized Period or Style:** Prairie Style

**Elaboration:** The Prairie Style of architecture is exemplified by a horizontal emphasis, ribbon windows, gently sloping roofs, and deep overhanging eaves. It is indigenous to and most common to the United States having been pioneered by Frank Lloyd Wright in the first half of the twentieth century.

**2. Architect or Builder of Prominence:** Ephraim Hatch

**Elaboration:** Built after designs by Ephraim Hatch a model house of the design was built in Provo, Utah in 1952. The Reinkes purchased plans for the Bluebell house from Hatch, but adapted the design to incorporate ideas from their Michigan house, which was designed by prominent local architect Alden Dow. Both Hatch and Dow were strongly influenced by the designs of Frank Lloyd Wright, as reflected in the building's horizontality.

**3. Artistic Merit:** The house embodies characteristics of the Prairie Ranch design, influenced by Frank Lloyd Wright. The house, designed for its sloping site, features ribbon windows, gently sloping roofs, and deep overhanging eaves.

**4. Example of the Uncommon:** None observed.

**5. Indigenous Qualities:** None observed.

## **ENVIRONMENTAL SIGNIFICANCE:**

**Summary:** The property located at 1420 Bluebell Ave. does not meet the criteria for environmental significance.

**1. Site Characteristics:** The house is located on the south side of Bluebell Avenue between 13<sup>th</sup> and 15<sup>th</sup> Streets.

**2. Compatibility with Site:** The house is integrated into its site, which slopes to the east.

**3. Geographic Importance:** None observed.

**4. Environmental Appropriateness:** The property is complementary to its surroundings and is carefully situated on its site.

5. **Area Integrity:** The property is located in an area that retains much of its residential character. The area contains an eclectic mix of architectural styles, dating from the 1920s to contemporary residences.

**CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:**

The Bellevue Heights Replat subdivision retains its residential character, with an eclectic mix of architectural styles. The area saw the largest period of development in the post-war years, with low, horizontal mid-century houses constructed on the sloping lots.

**CRITERION 3: CONDITION OF THE BUILDING**

No information has been submitted on the condition of the building, but the initial demolition application form notes that the building has structural issues. .

**CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:**

No information about the projected cost of restoration or repair was received as part of this application.

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**NEIGHBORHOOD COMMENT:**

Staff has received no comment to date from the public on this matter.

**THE BOARD'S DECISION:**

If the Landmarks Board finds that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the buildings to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the demolition of the buildings (section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on Oct. 19, 2015.

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**FINDINGS:**

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 1420 Bluebell Ave. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

**ATTACHMENTS:**

- Attachment A: Current Photographs
- Attachment B: Structure of Merit Records
- Attachment C: Deed and Directory Research
- Attachment D: Tax Assessor Card
- Attachment E: Significance Criteria for Individual Landmarks

**Attachment A: Current Photographs**



*Facing east, 1420 Bluebell Ave., 2015*



*North elevation (façade), 1420 Bluebell Ave., 2015*





*North elevation (façade), 1420 Bluebell Ave., 2015*



*Facing west, 1420 Bluebell Ave., 2015*





*East Elevation (facade), 1420 Bluebell Ave., 2015.*



*North Elevation (facade), 1420 Bluebell Ave., 2015.*



*North Elevation (facade), 1420 Bluebell Ave., 2015.*



*South Elevation (rear), 1420 Bluebell Ave., 2015.*





*South Elevation (rear), 1420 Bluebell Ave., 2015.*



*West Elevation, 1420 Bluebell Ave., 2015.*





*Garage, not part of this demolition review, 1420 Bluebell Ave., 2015.*



*Photographs submitted as part of the 1996 Structure of Merit Nomination.*

**Attachment B: Historic Boulder, Inc. Landmarks of the Future Tour Brochure, 1996.**



**LANDMARKS OF THE FUTURE**

1996 • T O U R

**Evolution of A Neighborhood**

**SATURDAY**  
April 20, 1996  
10 A.M.-5 P.M.

**SUNDAY**  
April 21, 1996  
12 NOON-5 P.M.

*Historic Boulder*  
PRESERVATION IN ACTION

646 Pearl Street • Boulder, Colorado 80302

Nonprofit Organization  
U.S. POSTAGE PAID  
BOULDER, CO  
PERMIT NO. 23



### 1996 Landmarks of the Future Tour

Please join us for Historic Boulder's 1996 Landmarks of the Future tour celebrating "The Evolution of a Neighborhood." In April, enjoy six houses that represent several periods and several designers. Nestled below Chautauqua with the magnificent Flatirons backdrop, this charming neighborhood has evolved throughout the century. Enjoy eclectic houses that represent the periods and designers of an unheralded tiny neighborhood between Chautauqua and Broadway south of Baseline.

Settled by people drawn to Boulder from across the country, this neighborhood is a blend of traditional and modern. Tour houses range from a well-preserved 1925 Tudor Craftsman to a recent update of a Bauhaus Moderne.

#### TOUR SPONSORS



**KATHRYN KELLER, Colorado Landmark Realtors**  
**BROKER INN HOTEL**  
**CHIPSEA GREENHOUSE**  
**IN GOOD TASTE**

#### TICKET INFORMATION

\$15 in advance (see below).  
\$10 for Historic Boulder members (at HB only).  
\$18 on tour days at HB or locations 1 & 6 (cash or check only, please).  
Senior & group discounts (10%) — advance sales only — at HB, 9 a.m. to 4 p.m. wkdys.  
Ticket price includes the reception.  
Reception only, \$5 at the door.

#### ADVANCE TICKET OUTLETS

Purchase \$15 tickets through Friday, April 19, (cash or check) at:

<i>A Piece of Cake</i> Table Mesa Center Boulder	<i>The Page</i> 1219 Pearl St. Boulder	<i>Play Fair Toys</i> 1680 28th St. Boulder
<i>Karen's Country Kitchen</i> 700 Main St. Louisville	<i>Page Two</i> 6565 Gumpark Dr. Gunbarrel	<i>Sage Gallery Antiques</i> 3550 Arapahoe Ave. Boulder

#### ADVANCE TICKET ORDER FORM

To order advance tour tickets (cash, check, MC or VISA), call or stop by HB, or mail this form to:  
Historic Boulder, Inc.  
646 Pearl St.  
Boulder, CO 80302 (Ph: 444-5192)

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Day Telephone \_\_\_\_\_

#### NUMBER OF TICKETS

Member tickets at \$10 each \_\_\_\_\_  
Regular tickets at \$15 each \_\_\_\_\_  
Individual membership at \$50\* \_\_\_\_\_

TOTAL AMOUNT DUE .....\$

#### METHOD OF PAYMENT

☐ Check payable to Historic Boulder, Inc.  
☐ Visa ☐ MasterCard  
Card # \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Signature: \_\_\_\_\_

\* For member information call 444-5192.



The well-cared-for Tudor Craftsman on three lots at **1636 Columbine**, was built in 1938



from a pattern book.

The current owners purchased the house from her parents,

who had lived here since 1966. The living/dining room features large windows to the south and west, a stone fireplace and family antiques including prayer chairs from Windsor Castle. The cozy kitchen features original cupboards and a metal-topped table. An oak stairway with wrought iron railing leads to bedrooms, one with a balcony that opens to a spectacular view. Bathrooms have original fixtures and doors have original art-deco hardware.

Built in 1960, **345 17th Street** is a replica of an 1820s Cape Cod house that was purchased by Mayor Leslie Durgin and Sam Fitch in 1991.

Leslie says "I wasn't even through the door when I knew this house fit us exactly." She was right, their family heirlooms, antiques and personal treasures fit into this house like it was built around them. The couple updated the kitchen, added a deck off the master bedroom and redecorated rooms in warm, rich colors. Family antiques include a 1740s portrait, an 1860s hand-crafted fire screen and a sword from the Civil War.



The first stop on the tour will be a walking tour of **GREEN MOUNTAIN CEMETERY**. Established in 1904, the beautiful rural setting, landscaping and promise of perpetual care attracted over 100 reburials from Columbia Cemetery. Several famous Boulder citizens are buried here.



Architect James Hunter designed the 1940s house at **1605 Columbine** for his in-laws.



The current owners, with architect Valda Daukantas, remodeled the small house, enveloping it with a light-filled studio on including a master suite and art studio on the second floor. On the first floor, the expansion increased light, space and storage. Hunter's design remains in the beautiful wood floors and the flagstone fireplace — plastered over by a previous owner, but replaced during the remodel. This old/new house is home to family antiques and a delightful art collection. Kitchen cupboards were designed by the owner, an artist.

The next stop is a walking tour of **Floral Park**, landmarked by the City of Boulder in 1977. This block of eight Monterey Style homes with a common courtyard

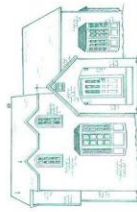


and one, shared eight-car garage was built by University of Colorado professors who needed affordable housing. The houses were designed by James Hunter, a one-time partner of Glen Huntington.

Built in 1952, the prairie ranch at 1420 Bluebell looks as though it was built yesterday. The only change, the carport is now a garage. Featured in the May, 1952, issue of Better Homes & Gardens, this still-modern house was designed by Ehrharm Hatch. Interior construction is masonry, post and beam. Parallel outer hallways and low interior walls increase openness. Southwest windows provide magnificent views of the Flatirons. Maintaining the house's integrity, current owners Dave and Debbie Furay have added their own touches. Refined, original Youngstown cupboards look new. Gentle touches of color allow the sun-splashed natural beauty of this house to shine through.



The charming house (1925) at **1502 Columbine** has been remodeled twice. First, a second floor master suite with a mahogany spiral staircase leading to it, features bay windows, vaulted ceilings and a Jacuzzi. Current owners Madelyn and David Clair added a sunroom and expanded the basement. An efficient galley kitchen has a wealth of oak cupboards that pass-through to the dining room, which boasts a Mexican-made dining set. The cozy living room, with fireplace and oak parquet floor with inlaid pattern, flows into the sunroom. The lower level functions as recreation and storage space which was once a Model-T garage.



The first example of "modern architecture" in Boulder, the Bauhaus Moderne house at **1434 Baseline**, had squared-off design, white-painted brick, glass brick, small rooms and high windows. Listed on the National Register of Historic Places it was later delisted because remodeling changed its appearance. Architect Sherwood Roper opened the house to air and light. He extended outer walls, added partial 12-inch concrete interior walls and sliding window walls. Now open, airy spaces flow together. Outside, are a Japanese garden and a 25-yard lap pool. Current owner Don Walford's modern art collection includes works by Miro and Picasso and museum pieces from the Bauhaus School in Germany.



## HISTORIC BOULDER, INC.

PRESENTS

## 1996 LANDMARKS OF THE FUTURE TOUR Evolution of a Neighborhood

### RECEPTION (FREE WITH TOUR TICKET)

Meet several of the architects and the homeowners, Saturday, April 20, 7 p.m. at Green Mountain Cemetery Refreshments.

**PLEASE NOTE:** At some homes you will be asked to remove your shoes. Because parking at some homes may be limited, there may be some walking. Some homes have stairs. Children must be 10 or older.

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### ACKNOWLEDGEMENTS

HB acknowledges the people who make this project possible.

**HOMEOWNERS:** without whom this event would not be possible.

**Volunteers:** tour chair Heidi Herrmann, reception chair Chuck Sanders, and the other 200+ SW Design, Landmarks of the Future logo

**Dorothy L. Stratford,** desktop publishing

**Village Printer,** Printing partially donated

**Ray Grien,** house drawings



**CITY OF BOULDER  
LANDMARKS PRESERVATION  
ADVISORY BOARD**



May 21, 1996

Dear Dave and Debi Furay,

Thank you for your recent request to recognize your property at 1420 Bluebell Avenue as a Structure of Merit (see attached letter dated April 24, 1996).

It is a pleasure to inform you that the City of Boulder Landmarks Preservation Advisory Board will be considering recognition of your property as a Structure of Merit at its June 5, 1996 meeting.

The Historic Preservation Code provides the opportunity to recognize buildings as Structures of Merit which have historical, architectural, or aesthetic merit which are not currently designated as official landmarks, in order to recognize and encourage the protection, enhancement and use of such buildings.

So that we may present a certificate recognizing your property as a Structure of Merit, the Landmarks Board would encourage you to attend the June 5, 1996 meeting. The meeting will be held at 7:00 p.m. in City Council Chambers at 1777 Broadway. Please call me at the City Planning Office at 441-4496 to let me know if you or a representative will be able to attend the meeting. If you are unable to attend the meeting, we will mail your certificate to you.

Congratulations, and we look forward to seeing you.

Sincerely,

A handwritten signature in cursive script that reads "Lara Ramsey".

Lara Ramsey,  
Planner

h:\data\comdev\hist\gen\som.ltr1

p.o. box 791 boulder, colorado 80306

*April 24, 1996*

*Dave and Debi Furay  
1420 Bluebell Ave.  
Boulder, CO 80302*

*Boulder City Planning  
P.O. Box 791  
Boulder, CO 80306*

*Attention: Laura Ramsey*

*Dear Laura,*

*We would like for our residence at 1420 Bluebell to be considered for the distinction of "Structure of Merit". Our home was recently featured on Historic Boulder's Landmarks of the Future 1996 Tour. Enclosed is a short essay, written in preparation for the tour, that briefly touches on the history and design features of the home. Photographs of the house are included as well.*

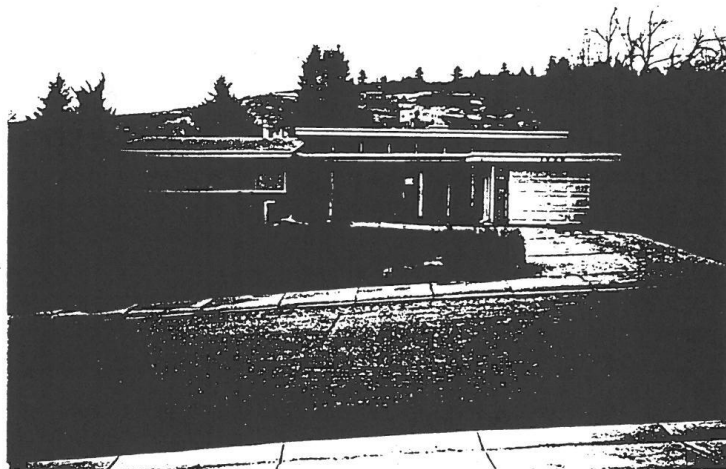
*Please let us know what other information we can provide for your consideration.*

*Sincerely,*

A handwritten signature in cursive script, appearing to read "Debi", with a large, stylized initial "D" and "F" that are connected.

*Dave and Debi Furay*

*Home 303-447-1903  
Work 303-449-8009 (Dave)  
303-673-3696 (Debi)*



#### HISTORIC BOULDER PRESENTS: LANDMARKS OF THE FUTURE

The ranch style house located at 1420 Bluebell was designed by Ephraim Hatch. Although it looks as though it could have been built very recently it was actually built in 1952. The design was published in the May 1952 issue of Better Homes and Gardens which featured pictures of the built model in Provo, Utah. Dave and Debi Furay, owners since August of 1993, have been very mindful to maintain the house's integrity while adding modest, modern accommodations. The house can be seen today as a unique combination of design ideas: horizontality, the use of various materials, enjoyment of the elements and the outdoors without exposure to them, and exercise in innovation.

Hatch's use of horizontal design is certainly in company with that of Frank Lloyd Wright. This "horizontality" is detailed throughout the house. Immediately upon entering one finds a glass block wall which forces them to choose a right or left path down the long, straight corridor that extends throughout the upper level. The bricks of the fire place have filled vertical joints and concave horizontal joints which emphasize the running bond. The shelf along the clerestory underlines the windows that have been stretched along the northeast living room wall that allow natural light into the house. The southwest wall is of "post and beam" construction. This was undeniably part of Hatch's horizontal design.

Many different, new materials were used in innovative ways to construct this home. The majority of the floors were covered with cork while the kitchen has a parkay wooden floor. Wall textures include not only dry wall, but also sandblasted pressboard paneling. This paneling has an almost corduroy like finish. Youngstown metal kitchen cabinets and a shower stall still exist. And operate! Other interventions include the horizontal doors within the transom that allow for cross ventilation. The flagstone shelf facing the southwest windows was created specifically for plants. This home has even spurred on its new home owners to a new level of creativity and intervention. Dave and Debi Furay have moved the hanging set of cabinets from the galley kitchen, turned them upside down, and made a linen storage for the dining room. This idea created more openness, counterspace and light for the kitchen without harming the design of the house. Recently the owners replaced a pane of window glass in the bathroom with one that has an etching of the Flatirons. This seems like nothing unusual until one looks out this window, over the stairwell and through yet another window and finally out into the backyard. This simple window allows for natural light to reach an often forgotten interior space.

The enjoyment of natural things without feeling their harmful effects is another great aspect this house provides. The entire southwest wall is made of glass. The view of Boulder's natural surrounding is spectacular. And yet the awning has been perfectly measured to effectively keep out the hot summer sun and allow the warm winter sun in. This curtain wall protects its residents but lets them still enjoy their "outdoor living room". There are three exits to this backyard, one being directly from the master bedroom. The vents along the transom bring in fresh air. The house is permeated by the smell of spring rain, a cool summer breeze, a beautiful view and the desired amount of sunshine but continues protection from rain, snow and wind.

Hatch's design, too, has weathered well. Because of its many considerations and interventions it will last well into the 21st century.

BY KATHERINE CHART



### **Front Porch**

- \* BH & G in 1952, named design as modest, functional, affordable and flexible.
- \* Built in 1952
- \* Designed by Ephraim Hatch.
- \* First home of this design was built in Provo Utah and was featured in BH & G.
- \* Current owners: Dave and Debi Furay since August 1992.
- \* Ephraim Hatch studied designs of Alden Dow, who was influenced by Frank Lloyd Wright.
- \* Ranch style house
- \* In company of Frank Lloyd Wright's horizontal designs.

#### **Entry**

- \* Definition of entrance by large inviting glass windows.
- \* Glass block was a material of the time. Although this wall is not original its designer was careful to include the horizontal effect which is characteristic to the entire house.
- \* Various materials used throughout the house: masonry blocks, flag stone, glass, wood.

### **Bedroom Wing**

#### **Bathroom**

- \* Picture window within window allows natural light in.

#### **Bedroom #1**

- \* Walls are made of press board which was given a "corduroy" like detailing.
- \* Closet doors changed from sliding to hinged doors.

#### **Bedroom #2**

- \* Entire house had cork floors which can be seen in next room.
- \* Notice how hallway runs parallel to house giving access to all upper level rooms.

#### **Bedroom #3 & Master bath**

- \* Beautiful view and access of "Outdoor Living Room".
- \* More corduroy
- \* Open closet
- \* Chest of drawers were also part of Mr. Hatch's designing. Mr. Furay has created some bed stands that are very sympathetic to the original furniture.
- \* Total of 3 exits through SW side of house.
- \* Shower is made of metal and is original, manufactured by Youngstown.

## **Living Room, Dining Room & Kitchen**

### Living Room

- \* Transoms allow for cross ventilation of the room.
- \* Clerestory and glass curtain wall allow sunshine into house.
- \* Awnings are set specifically to keep hot summer sun out and warm winter sun in.
- \* Shelf along clerestory contains stereo speakers and incandescent lighting from above like sunlight. Width of shelf was reduced by current owners to allow for more natural light.
- \* The early "entertainment center" again states the horizontal character of this home.
- \* Special care was taken in the fireplace to express the horizontal element. All vertical seams have been filled with mortar. Horizontal joints in the running bond were emphasized by use of a special tool to create concaveness.
- \* Cork floor under living room carpet; wood shelves; fireplace functional: end for shelves, planter other end.
- \* Post and Beam Construction

### Kitchen/Dining Room

- \* Glass curtain wall at southwest. Face of house is made of post and beam construction. View frames Boulder's Mountains well.
- \* Above again are the opening vents called transoms.
- \* Parquet floor original.
- \* Glass block was originally a partition made of woven wood which was removed to allow immediate access to the dining room. Woven wood partition is in utility room now.
- \* Youngstown cabinets are original. They have been given a fresh coat of white paint. Those facing into the dining room were taken from above the galley kitchen, turned upside down to open this space even further.
- \* Acoustic ceiling tile is original and many gallons of paint to freshen it.
- \* Overhead lighting is of the same concept "hanging" but have been updated from cones to spheres.

## **Basement**

### **Basement:**

- \* Step out basement. Original landscape design. Raised flower beds (now grass).
- \* Guest bedroom and bath original.
- \* Note bathroom has all the original fixture and metal shower is Youngstown.
- \* Laundry room: Owners have been careful to maintain all original parts of the house: Woven wall, originally in the entry. Youngstown cabinets from above refrigerator.
- \* Note natural light in stairwell allowed by the creative placement of windows.
- \* Please notice the framed copy of BH & G featuring the Provo model. This is hung in the stairwell.

APR 21 1988

C DAILY CAMERA

Thursday, April 21, 1988

# OBITUARIES

## Robert C. Reinke

Robert C. Reinke of Boulder died Monday, April 18, at his home. He was 74.

Mr. Reinke was born in Chicago on Dec. 12, 1913, the only son of Frederick C. Reinke and Agnes E. Middendorf Reinke. He married Christine Jesse Brock in St. Louis, Mo., on Oct. 21, 1937.

He was a graduate of Crane Technical High School in Chicago and the University of Illinois. He worked as a chemist for Dow Chemical Co. in Midland, Mich., from 1936 to 1952. He worked as a spectroscopist for Dow at the Rocky Flats nuclear weapons plant from 1952 to 1979.

Mr. Reinke had published arti-

cles in the Chemical Engineering News.

He was an active member of the Boulder Lions Club and the Society for Applied Spectroscopy. He was a 50-year member of the American Chemical Society.

He is survived by his wife of Boulder; a son, William Reinke of Louisville; two daughters, Tina Reinke Wood of La Crosse, Wis., and Rebecca Reinke Hicks of Steamboat Springs; and six grandchildren.

Memorial services will be at 3 p.m. today at the Howe Mortuary Chapel.

Contributions may be made to the Webb-Waring Lung Institute, in care of Dr. Thomas L. Petty, 4200 E. Ninth Ave., Denver 80262.

## Girls Tapped By Honorary

from Boulder have earned a 3.5 grade average their freshman year.

Alpha Lambda Phi women's honorary at the University of Colorado.

Jackermann, Jr. and Mrs. R. N. 112 Tyler Rd. and Reinke, daughter of Robert C. Reinke,

must have main-

## Robert C. Reinke

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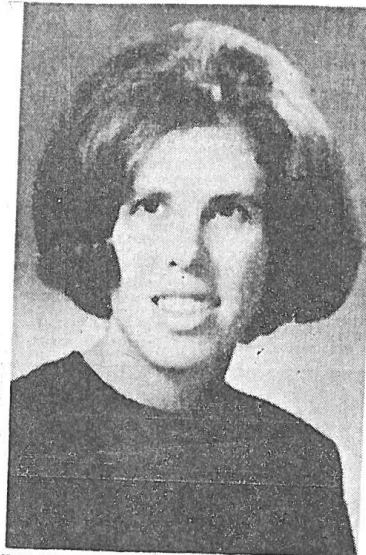


**GOING TO ILLINOIS** — Miss Christina Gay Reinke, daughter of Mr. and Mrs. Robert C. Reinke of 1420 Bluebell, has accepted an assistantship on the faculty of the University of Illinois starting in September and will work on her master's degree in psychology while there. Miss Reinke, who will receive her bachelor's degree from CU in June, was recently elected to Phi Beta Kappa national scholastic honorary.

AUG 20 1975



**ENGAGED** — Mr. and Mrs. Robert C. Reinke, 1420 Bluebell, have announced the engagement of their daughter, Rebecca Jean, to James Lewis Hicks, son of Maj. (Ret.) and Mrs. Earl G. Hicks, Alhambra, Calif. Miss Reinke is a 1966 graduate of Boulder High School and a 1970 graduate of the University of Colorado. Mr. Hicks, a 1971 graduate of Colorado State University, is a wildlife conservation officer with the Colorado Division of Wildlife.



**ENGAGEMENT ANNOUNCED** — Mr. and Mrs. Robert C. Reinke, 1420 Bluebell, announce the engagement of their daughter, Christina Gay to Edward Snowden Wood III, son of Lt. Col. (AUS Retired) and Mrs. Edward Snowden Wood Jr., of Richmond, Va. Miss Reinke is a 1965 graduate of the University of Colorado and is currently working toward an advanced degree in psychology at the University of Illinois at Urbana, Ill. She is a member of Alpha Delta Pi sorority. Her fiancé is a 1965 graduate of Hampden Sidney College in Virginia and is also a student at the University of Illinois where he is working toward an advanced degree in psychology. He is a member of Psi Chi, honorary psychology fraternity, and Eta Sigma Phi, honorary classics fraternity. A June wedding is being planned.

Agenda\_Item 5B Page 32



CLASSIFICATION NO. 1		BLDG. NO.	
TYPE AND USE		ATTIC	
1-FAMILY DWELLING	<input checked="" type="checkbox"/>	FINISHED STAIRS	<input type="checkbox"/>
2-FAMILY DWELLING	<input type="checkbox"/>	PERCENT OF GROUND AREA:	
ROW HOUSE	<input type="checkbox"/>	SHINGLE: <input type="checkbox"/> ASPHALT	<input type="checkbox"/>
APARTMENT BUILDING	<input type="checkbox"/>	WOOD: <input type="checkbox"/> SLATE	<input type="checkbox"/>
UNITS AND ROOMS		ASBESTOS: <input type="checkbox"/> TILE: <input type="checkbox"/> CLAY	<input type="checkbox"/>
KIND OF UNITS		METAL: <input type="checkbox"/> CEMENT: <input type="checkbox"/> COPPER	<input type="checkbox"/>
NUMBER OF ROOMS		TIN: <input type="checkbox"/>	<input type="checkbox"/>
		INSULATED: <input type="checkbox"/>	<input type="checkbox"/>
FOUNDATION		BASEMENT	
POSTS OR PIERS	<input type="checkbox"/>	AREA: 100% <input checked="" type="checkbox"/> 75% <input type="checkbox"/> 50% <input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	25% <input type="checkbox"/> NONE <input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR WALLS		NO FLOOR PLASTERED CEILING: <input type="checkbox"/> WALLS: <input type="checkbox"/>	
WOOD FRAME	<input type="checkbox"/>	WALLS: <input type="checkbox"/> NO. <input type="checkbox"/>	<input type="checkbox"/>
SHEATHING <input type="checkbox"/> NO SHEATHING <input type="checkbox"/>	<input type="checkbox"/>	FINISHED ROOMS: <input type="checkbox"/>	<input type="checkbox"/>
SOLID MASONRY	<input type="checkbox"/>	NO. <input type="checkbox"/>	<input type="checkbox"/>
INSULATION: <input type="checkbox"/> AREA <input type="checkbox"/>	<input type="checkbox"/>	FLOORS	<input type="checkbox"/>
SIDING: <input type="checkbox"/>	<input type="checkbox"/>	SUBFLOOR 1ST: <input checked="" type="checkbox"/> 2D UP <input type="checkbox"/>	<input type="checkbox"/>
WOODBOARD	<input type="checkbox"/>	NO SUBFLOOR 1ST: <input type="checkbox"/> 2D UP <input type="checkbox"/>	<input type="checkbox"/>
BOARD AND BATTEN	<input type="checkbox"/>	CONCRETE ON GRADE	<input type="checkbox"/>
SHINGLE: <input type="checkbox"/>	<input type="checkbox"/>	WOOD JOISTS	<input type="checkbox"/>
ASPHALT	<input type="checkbox"/>	FINISH FLOORING: <input type="checkbox"/>	<input type="checkbox"/>
STUCCO	<input type="checkbox"/>	HARDWOOD <input type="checkbox"/> SOFTWOOD <input type="checkbox"/>	<input type="checkbox"/>
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NATIVE <input type="checkbox"/>	<input type="checkbox"/>	PLASTERED <input type="checkbox"/>	<input type="checkbox"/>
BRICK SOLID: <input type="checkbox"/>	<input type="checkbox"/>	WOOD PANELING: <input type="checkbox"/>	<input type="checkbox"/>
COM. <input type="checkbox"/>	<input type="checkbox"/>	SQ. FT. <input type="checkbox"/>	<input type="checkbox"/>
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MEDIUM <input type="checkbox"/>	<input type="checkbox"/>	LIGHTING	<input type="checkbox"/>
FRAMING: SIMPLE <input type="checkbox"/>	<input type="checkbox"/>	ELEC. <input type="checkbox"/> GAS <input type="checkbox"/> NONE <input type="checkbox"/>	<input type="checkbox"/>
AVERAGE <input type="checkbox"/>	<input type="checkbox"/>	DATE OF CONSTRUCTION	<input type="checkbox"/>
DATE		AGE	SOURCE
11-1-78		1	10-2
MAJOR ALTERATIONS OR ADDITIONS		DATE	AGE
11-1-78		1	10-2
GARAGE AND MINOR BUILDINGS		DATE	AGE
11-1-78		1	10-2
CLASS NO.	SIZE	WALLS	FLOOR
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		2 x 8	2 x 8
		2 x 10	2 x 10
		2 x 12	2 x 12
		2 x 14	2 x 14
		2 x 16	2 x 16
		2 x 18	2 x 18
		2 x 20	2 x 20
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		2 x 34	2 x 34
		2 x 36	2 x 36
		2 x 38	2 x 38
		2 x 40	2 x 40
		2 x 42	2 x 42
		2 x 44	2 x 44
		2 x 46	2 x 46
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		2 x 492	2 x 492
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		2 x 500	2



Photographs of 1420 Bluebell Ave. submitted with 1996 Structure of Merit Nomination.

**Attachment D: Deed and Directory Research**

Owner (Deeds)	Date	Occupant(s)/Directory
Date of Const. 1952		
Robert C. & Christine B. Reinke 1952-1992	1952-1992	Robert and Christine, employee at Dow Chem
David M. Furay	1992-1999	
John B. & Denise D. Frontczak	1999-2015	

**Attachment E: Tax Assessor Card, 1953.**



*Figure 6. Tax Assessor Photo of 1420 Bluebell, 1953.*



REAL ESTATE APPRAISAL CARD...URBAN MASTER INDEX

LEGAL DESCRIPTION: LOT 3 BLOCK 3 SECTION 3-1-53 TWP 6-4-53 RANGE 3-1-53

THIS DIVISION OR ADDITION: Bellevue Park

HOUSE NO. 1420 STREET Bluebell CITY Boulder, Colo.

OWNER'S NAME AND ADDRESS: Port C. & Christine Penick

CHANGES IN OWNERSHIP: NAME ADDRESS DATE VOLUME PAGE TYPE INSTRUMENT

TAXING DISTRICTS: CITY SCHOOL FIRE SANITARY OTHER

LOT OR ACREAGE DESCRIPTION

ZONING	STREET OR ROAD	IMPROVEMENTS	TOPOGRAPHY
RESIDENTIAL	PAVED	SIDEWALK	LEVEL
PARTMENT	HARD SURFACE	CURB	HIGH
COMMERCIAL	OILED	DRIVEWAY	STEEP
LIGHT INDUSTRIAL	GRAVEL OR STONE	CITY WATER	SOIL
HEAVY INDUSTRIAL	UNIMPROVED	WELL SPRING	LOW
	CONDITION:	SEWER	SLOPING
	GOOD	ELECTRICITY	HILLY
	AVERAGE	GAS	ROCK
	POOR	PAVED ALLEY	

LAND VALUE CALCULATION

SIZE OR ACRES	UNIT VALUE	DEPTH, CORNER, OTHER TABLE	FACTOR	FRONT FOOT ACRE VALUE	TOTAL VALUE
					\$

NET ADDITION % AMOUNT TOTAL \$

NET DEDUCTIONS % AMOUNT ADD OR DEDUCT

TOTAL LAND VALUE

BASIS OF ADDITIONS OR DEDUCTIONS:

SUMMARY

DESCRIPTION	DATE	AMOUNT
BUILDING PERMIT	9/10/52	\$15,000
ORIGINAL COST (IMPROVEMENTS)		20,000
ADDITIONS AND BETTERMENTS		28,000
OWNER'S ESTIMATE OF VALUE		
STATE APPRAISAL		
INSURANCE		
RENTAGE		
MONTHLY RENTAL		
DEFERRED FOR SALE		
DEFERRED		

ANNUAL ASSESSMENT

REASON	LAND	IMPROVEMENTS	TOTAL
1000	8270	\$	\$
1000	8270	\$	\$
1000	8270	\$	\$

SUMMARY OF LAND AND BUILDING VALUES

LAND	BUILDINGS AND IMPROVEMENTS (THIS CARD)	CARD NO.	TOTAL BUILDINGS AND IMPROVEMENTS	TOTAL ASSESSED LAND, BUILDINGS AND IMPROVEMENTS	FULL APPRAISED VALUE
					\$

MEASURED BY: 83 DATE 6-4-53 CLASSIFIED BY: DATE CHECKED BY: DATE



### BUILDING DESCRIPTION AND VALUE CALCULATION

CLASSIFICATION NO. 1401 BLDG. NO. 614

TYPE AND USE 1-FAMILY DWELLING

1-FAMILY DWELLING ☒ BUILT-UP ASPHALT ☒ SHINGLE ☐ WOOD ☐ ASPHALT ☐ SLATE ☐ METAL ☐ CEMENT ☐ CLAY ☐ TIN ☐ COPPER ☐ INSULATED ☐

ROOFING ☐ PREPARED ROLL ☐ FINISHED STAIRS ☐ PERCENT OF GROUND AREA: FINISHED ☐ UNFIN. ☐

2-FAMILY DWELLING ☐ APARTMENT BUILDING ☐

ROOF HOUSE ☐

UNITS AND ROOMS 3 BR

KIND OF UNITS 3 BR

NUMBER OF UNITS 3

NUMBER OF ROOMS 3

FOUNDATION ☐ POSTS OR PIERS ☐ WALLS ☐

EXTERIOR WALLS ☐ WOOD FRAME ☐ NO SHEATHING ☐ HEATING ☐ SOLID MASONRY ☒ INSULATION: 100% ☐ AREA ☐

CEILING: ☐ LATH AND PLASTER ☐ GYP. BOARD ☐ DARD AND BATTEN ☐ HINGLE: WOOD ☐ ASPHALT ☐ ASBESTOS ☐

FLOORING: ☐ TUCO ☐ RICK VENEER: ☐ FACE ☐ ONE VENEER: ☐ NATIVE ☐ CUT ☐ RICK SOLID: ☐ COM. ☐ FACE ☐

CONCRETE BLOCK ☐

ROOF ☐ PITCHED ☒ LOW ☐ STEEP ☐ MINING: ☐ STEEP ☐ ELEV. ☐ DIFFICULT ☐

DATE OF CONSTRUCTION 3-1-57 AGE 53 SOURCE Spad 53

GROUND PLAN SKETCH (INDICATE NUMBER STORIES)

DEPRECIATION AND OBSOLESCENCE

A. AGE (NORMAL DEPRECIATION) 53 %

B. PHYSICAL CONDITION 2 %

C. MODERNIZATION (MINUS) 10 %

D. TOTAL DEPRECIATION 73 %

E. NET CONDITION (100-D) 27 %

SPECIAL OBSOLESCENCE

F. LOCATION (AREA NO.) 1 %

G. OTHER 0 %

H. TOTAL SPECIAL OBSOLESCENCE 0 %

J. FINAL NET CONDITION (100-H) 27 %

REPRODUCTION COST AND FINAL VALUE

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE	1541	4.10	6319
ADDITIONS (PLUS)	4-2	26.2	104.8
DEDUCTIONS (MINUS)	10-2	1.00	10.00
10-2	1.00	1.00	1.00
12-2	1.00	1.00	1.00
15-2	1.00	1.00	1.00
TOTAL	1541	4.10	6319

FINAL NET CONDITION 27 %

FINAL VALUE 7797

SUMMARY OF BUILDING VALUE

MAIN BUILDING 7800

GARAGE 170

MINOR BUILDINGS 0

OTHER IMPROVEMENTS 0

TOTAL BUILDINGS AND IMPROVEMENTS 8270

Garage and Minor Buildings

US NO.	SIZE	WIDTH x DEPTH	AREA	WALLS	FLOOR	ROOF	HEATING	LIGHTING	REPRODUCTION COST	AGE	DEPRECIATION NET VALUE
1	13 x 28	364	364	2.50	2.50	2.50	1.00	1.00	400	1.00	400
2	13 x 28	364	364	2.50	2.50	2.50	1.00	1.00	400	1.00	400
TOTAL			728						800		800

Garage and Minor Buildings 800

Other Improvements 0

TOTAL BUILDINGS AND IMPROVEMENTS 8270

**Attachment F: Significance Criteria for Individual Landmarks**

**SIGNIFICANCE CRITERIA**

**Individual Landmark**

**September 1975**

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

**Historic Significance**

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

**Date of Construction:** This area of consideration places particular importance on the age of the structure.

**Association with Historical Persons or Events:** This association could be national, state, or local.

**Distinction in the Development of the Community of Boulder:** This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

**Recognition by Authorities:** If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

**Architectural Significance**

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barkar), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

#### Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.